

Texas State Specific Exam (TSSE) for Land Surveying Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. What are university lands in Texas primarily used for?**
 - A. Commercial development**
 - B. Research initiatives**
 - C. Funding the Permanent University Fund**
 - D. Housing for students**

- 2. What is the minimum precision requirement outside the Extraterritorial Jurisdiction (ETJ) according to TBPELS?**
 - A. 1:10,000 + 0.10 feet**
 - B. 1:7,500 + 0.10 feet**
 - C. 1:5,000 + 0.10 feet**
 - D. 1:20,000 + 0.10 feet**

- 3. How do courts typically rectify issues surrounding ambiguity in legal documents?**
 - A. Rely purely on witness statements**
 - B. Interpret based on the document language alone**
 - C. Utilize expert testimonies to clarify intention**
 - D. Dismiss the case if ambiguity is found**

- 4. What do riparian rights include?**
 - A. Water for commercial use**
 - B. Water for domestic and household use**
 - C. Water for recreational activities**
 - D. Water for industrial use**

- 5. What is credited to the Permanent University Fund in Texas?**
 - A. State tax revenue**
 - B. Monies from oil and gas leases**
 - C. Donations from private citizens**
 - D. Federal funding for education**

- 6. What is the maximum penalty for an RPLS found in violation of regulations?**
- A. \$1,000**
 - B. \$1,500**
 - C. \$2,000**
 - D. \$2,500**
- 7. What was the provision for single men under the Colonist Law of 1824?**
- A. 1 league**
 - B. 1/4 league**
 - C. 1/2 league**
 - D. 3/4 league**
- 8. Under the Colonization Law of Coahuila and Texas, immigrants were exempt from paying taxes for how long?**
- A. One year**
 - B. Two years**
 - C. Three years**
 - D. Four years**
- 9. What was the purpose of the Vacancy Law of 1839 in Texas?**
- A. To prioritize applications for public service jobs**
 - B. To regulate the purchases of vacant lands**
 - C. To establish limits on land prices**
 - D. To assist landowners in disputes**
- 10. Which characteristic is indicative of adverse possession?**
- A. Timely filing of a claim**
 - B. Consistent physical occupation**
 - C. Legal ownership negotiation**
 - D. Shared usage with neighbors**

Answers

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1. C
2. C
3. B
4. B
5. B
6. B
7. B
8. D
9. B
10. B

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Explanations

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1. What are university lands in Texas primarily used for?

- A. Commercial development**
- B. Research initiatives**
- C. Funding the Permanent University Fund**
- D. Housing for students**

University lands in Texas are primarily utilized for the purpose of generating funding for the Permanent University Fund (PUF). The PUF is a significant endowment that supports higher education in Texas, particularly the University of Texas System and Texas A&M University System. The revenue generated from the leasing of these lands, which are often rich in natural resources, is directed into the PUF, providing vital financial resources that can be allocated for various educational programs, scholarships, and university infrastructure improvements. This emphasis on funding aligns with the constitutional mandate that established the PUF, ensuring that the economic benefits derived from university lands directly support the state's public universities. While other uses such as research initiatives or housing may occur in connection with the universities, the primary focus for university lands is indeed their role in funding higher education through the PUF.

2. What is the minimum precision requirement outside the Extraterritorial Jurisdiction (ETJ) according to TBPELS?

- A. 1:10,000 + 0.10 feet**
- B. 1:7,500 + 0.10 feet**
- C. 1:5,000 + 0.10 feet**
- D. 1:20,000 + 0.10 feet**

The minimum precision requirement outside the Extraterritorial Jurisdiction (ETJ) according to the Texas Board of Professional Engineers and Land Surveyors (TBPELS) specifies a ratio of 1:5,000 + 0.10 feet. This level of precision is critical in ensuring the reliability and accuracy of land survey measurements in areas that fall outside the ETJ, where jurisdictional standards may differ from those within city limits. In practical terms, a precision ratio of 1:5,000 means that for every 5,000 units of measurement (such as feet), there can be an allowable error of 0.10 feet. This level of accuracy is especially important for various applications in surveying that may influence property boundaries, construction activities, and land development. Following these guidelines ensures consistency and legal defensibility in land surveys conducted in these regions. Higher precision requirements found in the other options do not apply outside the ETJ based on the current TBPELS regulations. Being familiar with these requirements is essential for land surveyors operating in Texas, as it directly affects the quality and trustworthiness of their work.

3. How do courts typically rectify issues surrounding ambiguity in legal documents?

- A. Rely purely on witness statements**
- B. Interpret based on the document language alone**
- C. Utilize expert testimonies to clarify intention**
- D. Dismiss the case if ambiguity is found**

In legal contexts, particularly concerning ambiguity in documents, courts lean heavily on the language of the document itself as a primary source for interpretation. When parties enter into contracts or create legal documents, the intent is often derived from the language used, and courts typically seek to ascertain that intent based on what is written. This approach involves analyzing the wording closely to understand the intended meanings and the obligations of the parties involved. The rationale behind this method is rooted in the principle that clear and precise language is critical for legal agreements. Courts will strive to enforce the agreement as closely as possible to the written terms, as long as those terms can be reasonably interpreted. The understanding is that clarity in the text can guide all parties to the original intent even when interpretations may vary among involved parties. By focusing on the document language alone, courts aim to maintain the sanctity of the written word and uphold agreements made between parties. Utilizing witness statements or expert testimonies can sometimes come into play; however, such evidence is typically secondary to the language of the document itself. Courts generally prefer to resolve ambiguities based on the text rather than relying solely on external interpretations, thus preserving the integrity of the legal text and the intentions it conveys. Dismissing a case due to ambiguity is

4. What do riparian rights include?

- A. Water for commercial use**
- B. Water for domestic and household use**
- C. Water for recreational activities**
- D. Water for industrial use**

Riparian rights refer to the legal rights of landowners whose property is situated adjacent to a watercourse, such as rivers or streams. These rights generally include the entitlement to make reasonable use of the water for domestic and household purposes, which encompasses activities like drinking, cooking, and personal sanitation. Domestic use is prioritized under riparian rights because such uses are essential for individual and family sustenance, as opposed to more commercial or industrial needs. Therefore, individuals whose land borders water bodies can utilize the water for these necessary everyday activities without significant limitations. The other options, while potentially relevant uses of water, typically do not fall under the protections afforded by riparian rights to the same extent. Commercial, recreational, or industrial uses are generally more regulated due to their potential impact on the waterway and the rights of other users. Thus, they require specific permits and may be subject to state law and policies that regulate water usage. This makes domestic and household use the most fitting representation of what riparian rights encompass.

5. What is credited to the Permanent University Fund in Texas?

- A. State tax revenue
- B. Monies from oil and gas leases**
- C. Donations from private citizens
- D. Federal funding for education

The Permanent University Fund (PUF) in Texas is primarily funded through revenues generated from oil and gas leases on state-owned land. This unique financial structure allows the PUF to support public higher education in Texas, specifically benefiting the University of Texas System and the Texas A&M University System. The income from these leases is invested, and the earnings are used to support educational purposes, which is an essential aspect of the state's commitment to providing quality higher education. Other potential funding sources, such as state tax revenue, donations from private citizens, or federal funding, do contribute to the overall funding of education in Texas but are not credited specifically to the Permanent University Fund. Thus, the distinctive nature of the PUF as a critical financial resource for Texas universities is fundamentally linked to the oil and gas industry, making it a vital part of the state's higher education funding ecosystem.

6. What is the maximum penalty for an RPLS found in violation of regulations?

- A. \$1,000
- B. \$1,500**
- C. \$2,000
- D. \$2,500

The maximum penalty for a Registered Professional Land Surveyor (RPLS) found in violation of regulations is \$1,500. This figure is established to ensure that professionals adhere to industry standards and practices, reflecting the seriousness of maintaining ethical and legal compliance in the field of land surveying. Violations can encompass a range of actions, from minor infractions to significant breaches of conduct, and the penalties are structured to encourage adherence to regulations that protect both the public and the integrity of the profession. This specific amount is significant, as it is designed to act as a deterrent against misconduct, reinforcing the importance of professional accountability and the safeguarding of public trust in land surveying practices.

7. What was the provision for single men under the Colonist Law of 1824?

- A. 1 league
- B. 1/4 league**
- C. 1/2 league
- D. 3/4 league

The provision for single men under the Colonist Law of 1824 allocated 1/4 league of land to them. This law was part of a series of regulations established by the Mexican government to encourage the settlement of Texas by anglo-American colonists. The establishment of different allotments based on marital status aimed to bolster the population and promote family units, which were deemed essential for a stable community. Single men received this smaller portion of land compared to married men, who were allotted larger parcels, such as a league (approximately 4,428 acres). The rationale was to incentivize marriage and family establishment, which would contribute to the growth of a permanent settlement in the region. Thus, understanding the land grants under the Colonist Law of 1824 is key in grasping how early land policies influenced Texas's development and settlement patterns during the early 19th century.

8. Under the Colonization Law of Coahuila and Texas, immigrants were exempt from paying taxes for how long?

- A. One year
- B. Two years
- C. Three years
- D. Four years**

The Colonization Law of Coahuila and Texas provided significant incentives for immigrants settling in the region, one of which was a tax exemption. The law specifically stipulated that new settlers would be exempt from all taxes for a duration of four years. This exemption aimed to attract more families and individuals to the area, facilitating the growth of the population and the development of agriculture and other enterprises necessary for the economic stability of the region. The duration of this tax break was a key component in making migration to Texas appealing during a time when many sought new opportunities in the vast lands available for settlement. While other durations may appear plausible, they do not align with the documented provisions of the Colonization Law, which clearly articulated a four-year exemption as an essential incentive for immigrants.

9. What was the purpose of the Vacancy Law of 1939 in Texas?

- A. To prioritize applications for public service jobs**
- B. To regulate the purchases of vacant lands**
- C. To establish limits on land prices**
- D. To assist landowners in disputes**

The Vacancy Law of 1939 in Texas was primarily designed to regulate the purchases of vacant lands. This legislation aimed to address the issue of land ownership and management in Texas, particularly in the context of the economic challenges during that time. The law provided a framework for how vacant lands could be claimed and sold, ensuring that transactions were conducted in an orderly and fair manner. By focusing on the regulation of vacant lands, the law sought to promote responsible development and prevent potential disputes over land ownership. It established guidelines that helped maintain property values and organized potential development efforts in regions that had unoccupied parcels of land. This was especially relevant during a period when many areas were experiencing economic hardship and needed structured plans for growth and land utilization.

10. Which characteristic is indicative of adverse possession?

- A. Timely filing of a claim**
- B. Consistent physical occupation**
- C. Legal ownership negotiation**
- D. Shared usage with neighbors**

A characteristic indicative of adverse possession is consistent physical occupation. This refers to the continuous and uninterrupted use of a property by someone who does not hold legal title to it. For a claim of adverse possession to be valid, the person occupying the land must do so in a manner that is visible and obvious to anyone, especially the legal owner. This occupation not only needs to be actual and physical but also exclusive, meaning the possessor alone has control over the property without sharing that possession with the true owner or the public. Consistent physical occupation reinforces the idea that the possessor treats the land as their own, establishing a claim to ownership through their long-term and persistent use. In the context of Texas law, this may also include maintaining the property and making improvements, which further solidifies their claim against the rightful owner. Other characteristics, while potentially related to property claims, do not encapsulate the essence of adverse possession as effectively. Timely filing of a claim emphasizes procedural aspects that may not necessarily apply to how the possessor uses the land. Legal ownership negotiation implies formal proceedings that are contrary to the nature of adverse possession, where the possessor often seeks to gain ownership without the consent of the current titleholder. Shared usage with neighbors suggests a communal

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://tsselandsurveying.examzify.com>

We wish you the very best on your exam journey. You've got this!

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